

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MAY 7, 2012,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Vaccaro at 7:00 P.M. on Monday, May 7, 2012.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

ROLL CALL:

James Vaccaro	Chairman	Present
William Barron	Vice Chairman	Present
Frederick Trutkoff	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
Sanford Krasky	Member	Present
Donald Somerset	Member	Present
Christina Edwards	Member	Present
Michele Zolezi	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

Also present, Tom Thomas, Andrew Thomas, Township Planners

MEMORIALIZATIONS:

Memorialization of a resolution approving an Amended Site Plan

Proposed addition of diesel fuel

Block 83 Lot 8 1180 Route 70

Applicant Wa Wa, Inc.

Approved April 2, 2012

Motion to approve by Mr. Czekanski, seconded by Mr. Barron

Roll Call: Mr. Czekanski-yes, Mr. Barron-yes, Chairman Vaccaro-yes

Messrs. Trutkoff-yes, Krasky-yes, Somerset-yes, Edwards-yes

APPLICATIONS: None

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve April 2, 2012 Regular Meeting Minutes by Mr. Trutkoff, seconded by Mr. Barron

Roll Call: Mr. Trutkoff-yes, Mr. Barron-yes, Chairman Vaccaro-yes

Messrs. Czekanski-yes, Krasky-yes, Somerset-yes, Edwards-yes

PAYMENT OF BILLS:

April 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
14829		147.00		
14830	214.50			
14831	73.50			
14757	1,107.50			
14812	2,076.75			
LISTON				
74481	162.00	162.00		81.00

Total \$4,667.75 \$ 309.00 \$81.00

TOTAL BILLS \$4,667.75

Bill report given by Ms. Borthwick, Board Secretary

Motion made to pay bills by Mr. Barron, seconded by Mr. Trutkoff

Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes

Messrs. Czekanski-yes, Krasky-yes, Somerset-yes, Edwards-yes,

Tom Thomas, explained amendment to Master Plan adopted by Town Council, these changes were also suggested to be included in Re examination Report. Minor details requested by Pinelands, regarding clustering, lot size, 40,000 sq.ft. not to exceed 49,500 sq ft., more detailed.

Second part Zoning permits and Use variance approval to expire one year, to include special meeting fees also.

Mr. Barron, can apply for extension, Mr. Thomas, reapply.

Mr. Czenkanski, fee for this, Mr. Thomas same as original approval

Mr. Thomas, hearing and second reading, May 29, 2012

Mr. Thomas discussed the township administration is considering veteran housing in this area, 13 acre long narrow site allowing 40 to 50 units.

Mr. Czekanski, working on veteran housing, great plan for veterans.

Mr. Liston, Ordinance 12-010, Mr. Thomas, Town Center, approved in Master Plan and in Re-Examination Report, option for multi-family, 51 acres across from town hall. Developer Pizo & Pizo, build apartments. Builders and managers, don't walk away, run project. Low & moderate income, will apply to old affordable housing requirements. Veterans housing being considered also, can possibly apply draft housing transfer for some affordable housing for veteran housing units.

Mr. Thomas stated possibly the next meeting he will have a draft ordinance for this.

Mr. Barron questioned zoning change for this, Mr. Thomas explained, this is the only 50 acre site.

Mr. Krasky, veteran housing sounds good.

Mr. Vaccaro asked if this is a good ratable for the township.

Mr. Thomas, apartments, 100 thousand per unit, these will be most likely 2 bdrm units open to all, not just seniors.

#### PROFESSIONAL REPORTS:

Mr. Liston discussed status of Wal Mart, appeal to Appellate Division, 4-5 boxes of documents delivered to him. Can take 9 months to a year before settled, confident that decision will be up held.

#### PUBLIC PORTION: OPEN

Hank Glen 29 Wycliffe, asked if multi family zoning have anything to do with proposed veteran housing.

Mr. Thomas, no

Mr. Glen, questioned multi family change, does not agree, let Pizo & Pizo go to ZBA for variances

Mr. Liston, use variance is a difficult process, plan allows option for this type of development.

Mr. Glen, this still needs Planning Board approval, Mr. Liston, yes preliminary and final approvals

Mr. Glen, ordinance reads in recreation complex may have pool etc. I would like it to state must have amenities, makes high class apartments.

Mr. Thomas, some ordinance do, most list as option.

Mr. Liston, not for sale, these are apartment for rentals, can be too expensive, mandates turn off developers.

Mr. Thomas, in the past most builders exceed requirements.

Mr. Vaccaro, I am comfortable with may. Mr. Thomas, board can specify on application at hearing.

Mr. Glen, commercial properties, taking away 50 acres.

Mr. Thomas, commented on Chairman Vaccaro's letter, very good letter, asking for evaluation of current zoning in high way development. Suggested forming a sub- committee to look over all township commercial properties. We can provide a list of properties for the committee to review.

Mr. Liston suggested the board do a motion recommending the ordinances to Town Council for second reading.

Ordinance #12-010

Motion to approve by Mr. Krasky, seconded by Mr. Somerset

Roll Call: Mr. Krasky-yes, Mr. Somerset-yes, Chairman Vaccaro-yes

Messrs. Barron-yes, Trutkoff-yes, Czekanski-yes, Edwards-yes

Ordinance #12-011

Motion to approve by Mr. Barron, seconded by Mr. Czekanski

Roll Call: Mr. Barron-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes

Messrs. Trutkoff-yes, Krasky-yes, Somerset-yes, Edwards-yes

#### PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr. Trutkoff, seconded by Mr. Barron  
ALL IN FAVOR  
NONE OPPOSED  
ADJOURNMENT:  
Meeting Adjourned 8:45 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board